

DETROIT LAND BANK AUTHORITY
BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold • Detroit, Michigan 48226
(Executive Board Room – 6th Floor)

Tuesday, March 12, 2019
11:00 AM

MINUTES

PRESENT: Erica Ward Gerson
 Patricia Pernell-Shelton
 Richard Hosey

EXCUSED: Carol Walters - Excused

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair, Erica Ward Gerson called the March 12, 2019 meeting to order at 11:13 a.m.

ROLL CALL

Board Chair, Erica Ward Gerson called roll. Three of four members were present, and a quorum was met. Member Walters was excused.

ADOPTION OF THE AGENDA

Board Chair Erica Ward Gerson stated that an additional resolution 03-10-2019 would be added and called for a Motion to approve the agenda as amended. **Motion by Member Hosey to approve the agenda. Supported by Member Pernell-Shelton. MOTION APPROVED.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the February 11, 2019 Board of Directors meeting minutes. **Motion by Member Hosey for approval of minutes. Supported by Member Pernell-Shelton. MOTION APPROVED.**

PUBLIC COMMENT

Board Chair Erica Ward Gerson opened the floor to public comment.

- **John Lauve** distributed a handout and referenced a blighted property located at 227 Euclid. Mr. Lauve stated that he would like to see a neighbor to neighbor effort created in the community. Mr. Lauve also stated that a listing of scheduled demos would be helpful and could increase efforts to save buildings instead of demolishing them.
- **Larry Wiggins**, Executive, Environmental Technical Controls, stated that he has been working on a project with the City that would require him to be able to purchase City owned commercial property to create a facility and was hoping to get an update. Board Chair Ward Gerson informed

Mr. Wiggins that we do not sell commercial properties and he would need to address the Detroit Building Authority with his concerns.

- **Theresa Landrom**, Southwest Detroit resident, stated that she has been a resident for over 60 years and is concerned about properties being used for illegal activity. Ms. Landrom stated that she has been trying to acquire the lot located at 3168 Liddesdale and because it is classified as an oversized lot, she has been unable to purchase. Board Chair Ward Gerson asked Reginald Scott, Director, Disposition to assist Ms. Landrom.
- **Veronica Adams**, Kendall CDC Community Stakeholder, commented that she is very active in the community and stated that in 2014 she inquired about purchasing 2411 W. Grand Blvd and the Detroit Land Bank sold the property. Ms. Adams said that she had been working with Detroit Land Bank staff with no resolution. Board Chair Ward Gerson asked Jano Hanna, Assistant Director, Projects, to assist Ms. Adams with the matter. Board Member Hosey also offered to assist Ms. Adams.
- **Yvonne Cross**, Russell Woods resident, stated that she has been trying to purchase a property located at 2147 Broad Street and has been unsuccessful. Ms. Cross stated that she also owns the 2 apartment buildings adjacent to the property. Board Chair Ward Gerson asked Tammy Daniels Director, Demolition and Interim General Counsel to assist Ms. Cross.
- **Vanessa Peak**, Detroit resident, stated that she has been emailing the Detroit Land Bank since September 2014 in regard to providing resources to assist with revitalizing the neighborhood and has not received any communication. Ms. Peak expressed concerns about properties being used for drug activity and would like to know when she could expect to hear back. Board Chair Ward Gerson informed Ms. Peak that the Detroit Land Bank is doing the best it can and to please report any illegal activity to the Detroit Land Bank Authority and it would be addressed immediately.

EXECUTIVE DIRECTOR REPORT

Alyssa Strickland, Public Information Officer, informed members about the historical Halleck Street Log Cabin that was demolished on February 22, 2019 and discussion ensued. Alyssa stated that unfortunately the property had already been contracted for demolition and was well into the demolition process before the Detroit Land Bank was alerted of its historical significance.

Saskia Thompson, Executive Director reported that the Mayor's office would like to expand the 50% employee discount to members of the UAW union. Saskia stated that if the board agrees, staff will create a draft policy and present to the Board at the April Board meeting. Member Hosey commented that he would also like to see Detroit licensed contractors that have been excluded from the union included in the policy.

STANDING COMMITTEE REPORTS

Project Review

Member Pernell-Shelton reported that the Projects Committee met last week, reviewed upcoming projects and discussed ways to review incoming calls and gather data from frequently asked questions to make related information accessible on our website.

Community Engagement

Member Pernell-Shelton reported that the Committee met last week and received updates from staff on the numerous community meetings attended, discussions about ways to work with residents and to honor their desire to purchase properties in their communities. Member Hosey agreed that this issue needs to be addressed and discussion ensued.

TREASURER'S REPORT

Irene Tucker, CFO, reviewed the February 28, 2019 financials with the Board and reported that we are making good progress with the budget for the next fiscal year and she continues to have meetings with the Executive Team to reduce expenses. Saskia Thompson, Executive Director commented that we are working to find ways to continue our work and do our best with the cuts to the budget.

NEW BUSINESS

a. Resolutions

3-01-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH RCH BROKERAGE LEGACY, INC. Erica Ward Gerson and Jano Hanna, Assistant Director, Projects provided background **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

3-02-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH O'CONNOR REALTY DETROIT, LLC Jano Hanna, Assistant Director, Projects, provided background and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

3-03-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH PREMIER PROPERTY SERVICES, LLC Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

3-04-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH VISIONSOFT INTERNATIONAL, INC. Kelley Singler, Director Administration & Operations, provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

3-05-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH WARREN EMERSON. Jano Hanna, Assistant Director Projects provided background. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED**

3-06-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MATTHEW GRAY AND BRAD HAWKINS. Jano Hanna, Assistant, Director, Projects, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED**

3-07-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALAN HARDY, KAREN HARDY, AND MARCUS HARDY. Jano Hanna, Assistant Director, Projects, provided background. **Motion by Member Hosey to approve resolution. Member Pernell-Shelton abstained due to a conflict. Supported by Chair Ward Gerson. MOTION UNANIMOUSLY APPROVED**

3-08-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH UNDER ONE INVESTMENTS INC. Jano Hanna, Assistant Director, Projects, provided background. **Motion by Member Hosey to approve resolution.** **Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED**

3-09-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH RIGHTSIDE FACILITY PERFORMANCE OF MICHIGAN, LLC Kelley Singler, Director Administration, Operations, provided background. **Motion by Member Hosey to approve resolution.** **Supported by Member Pernell-Shelton.** **MOTION UNANIMOUSLY APPROVED**

3-10-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE MICHIGAN STATEWIDE CARPENTERS AND MILLRIGHTS TRAINING FACILITY PROJECT. Doug Parker, Principal Attorney, stated that the resolution was a walk-on and provided detailed information. **Motion by Member Pernell-Shelton to approve resolution.** **Supported by Member Hosey.** **MOTION UNANIMOUSLY APPROVED.**

Board Chair Erica Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey.** **Supported by Member Pernell-Shelton.** Board Member Ward Gerson called roll for the vote of each Board Member to go into Closed Session. 3 of 4 members were present and each member voted yes to move into closed session. **MOTION UNANIMOUSLY APPROVED.** **Board Chair Erica Ward Gerson moved to Closed Session at 12:26 p.m.**

CLOSED SESSION

In accordance with the State of Michigan's Open Meetings Act (OMA), Section 8, Closed Sessions are permitted. The conditions of such a Closed Session includes the following: 1) The Session must be for a "limited purpose," 2) the Session must be conducted during the course of an open meeting and 3) per Section 9(1) of the OMA, the minutes of the open meeting must include the purpose for which a closed session is held.

Permitted purpose of closed session was "to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation" as permitted in MCL 15.268(e) and "to consider material exempt from discussion or disclosure by state or federal statute," specifically Section 13(1)(g) of Michigan's Freedom of Information Act, which protects the attorney-client privilege, as permitted in MCL 15.268(h).

Return to open session at 1:19 p.m.

ADJOURNMENT

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn.** **Motion by Member Hosey to adjourn the meeting.** **Supported by Member Pernell-Shelton.** **MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at 1:20 p.m.